



# **BUSINESS PLAN**

## **FOR MANAGEMENT OF THE BLACKHEATH CITY IMPROVEMENT DISTRICT**

**01 JULY 2011 – 30 JUNE 2016**

(Compiled November 2010)

(In accordance with the Special Rating Bylaw as promulgated  
in the Provincial Government Notice No 6651/2009)

## **Motivation Report**

### **1. Executive Summary**

#### ***CID Management***

A Special Rating Area (SRA) refers to a clearly defined geographical area, in which property owners contribute additional rates to fund 'top up' Municipal services for that specific area as per the approved Business Plan. SRAs are governed by Section 22 of the Municipal Property Rates Act (MPRA), the Municipal Finance Management Act (MFMA), Section 21 of the Companies Act, the SA Constitution, and the City of Cape Town's Special Rating Areas By-law of 2009 and the SRA Policy Document of 2010.

The BCID is incorporated as an Association Not For Gain as specified in Section 21 of the Companies Act of 1973 with a minimum of 6 Directors who are and represent the Property Owners within the dedicated BCID area. The CID Manager manages membership lists and membership of the Association.

The CID Manager is responsible to feed back to the members on all related issues whilst representing the members at the relevant meetings including, but not limited to Ward Forums, the CID Board, Sub-Council and Metropolitan Council Meetings and Member visits. The CID Manager is also responsible to submit applications to, the various Council, Ward Forum, the Integrated Development Plan (IDP) and Council Capital budgets.

#### ***Cleansing Services***

Although the City of Cape Town has a mandate to attend to the cleansing and cutting of verges and the sweeping of the streets, the CID provides a top up to this service by employing our own team of cleansing staff who concentrate their efforts within the borders of the Blackheath Industrial Area. They also address and clear illegal dumping in partnership with the City of Cape Town and develop the verges, thus topping up the service provided by the City of Cape Town.

The BCID aims to cleanse all 21 Roads within the BCID boundary at least once within a 9 week period, helping to identify Health, Safety and illegal dumping issues and ensuring that the correct reporting process is followed and then also tracking reference numbers and repairs / maintenance.

Verge maintenance is carried out, whilst helping businesses to deal with overgrown properties and other verge development initiatives. Tree planting and maintenance is ongoing and we have planted avenues of indigenous trees that will become landmarks.

#### ***CID Security / law enforcement initiatives***

The CID/ADT/ST3 Partnership carry out 24/7/365 patrols within the CID boundaries primarily focusing on Security and reporting by proactively identifying potential Security breaches within the communal areas.

There is a 24-Hour BCID Emergency number 086 000 2243 managed by the ADT Control room and connecting callers directly to the appropriate emergency service or the BCID Patrol unit.

The BCID manages a close working relationship with the SAPS at Mfuleni where the CID Manager holds the position of Chairman of the Sector 3 Sector Policing Forum. Weekly Security operations meetings are held and a monthly meeting is held with the station management, all Law Enforcement initiatives and the local Security companies to compare crime statistics and monitor Police Operations that have taken place within the CID boundaries, whilst identifying and prioritising responses to crime and modus operandi.

The CID has a close relationship with the City's Law Enforcement, Metro Police, Traffic and the Fire and Rescue Services.

### ***CID Marketing and advertising / Promotions***

Regular Newsletters and newsflashes as well as entries into the local newspapers are generated by the BCID Manager. Press releases cover local development, promote local projects and initiatives and various social issues. The BCID manages a website that contains information relevant to our Vision, Mission and Goal and latest newsletters and other important / relevant information. Linked to this website is a neighbourhood watch website sponsored by ADT Security that hosts information relevant to crime, crime reports and minutes from the various Security meetings including the Sector 3 Sector Policing Meeting as well as the relevant emergency contact details.

The well known BCID Business Directory and the BCID signage at the entrances to Blackheath are other important sponsored marketing tools. Independent Brokers are occasionally contracted to provide entries in the local property newspapers to promote local business premises and new developments.

### ***CID General services and projects***

The CID Manager identifies the "Top-up" Services that are required and flags issues relating to Street Lighting, dumping, refuse removal, waterworks and other infrastructure relative to roads and storm water. Traffic signals and painted lines also form part of this reporting process as well as safety initiatives and physical measures and infrastructure to support pedestrian safety. All infrastructural repairs and maintenance issues are reported to the Council via the C3 reporting process.

#### **1.1 Introduction**

Since inception on the 01<sup>st</sup> of July 2005 the Blackheath City Improvement District (BCID) has continued to deliver essential "Top-up" services to the property owners within the Blackheath boundaries. Cleansing and Safety are priorities within a mixed use node, as are infrastructure and various other community based issues and then there are the essential relationships with the local service providers. Value-add Projects to top up Council Services are equally essential, as are regular meetings with Council and its representatives and the BCID makes managing this profile achievable.

The BCID is incorporated as an Association Not For Gain as specified in Section 21 of the Companies Act of 1973. The BCID is further a registered Non-Profit Organisation and Public Benefit Organisation. The BCID is managed under and complies fully with, the requirements of the Companies Act, the City's SRA By-Law and Policy and a formal Finance Agreement with the City of Cape Town.

The BCID Board is made up of property owners and is run entirely by the private sector. Being a service organisation, the main focus is on supplementing existing council services. No funds from SRA additional levies are spent outside of the BCID Boundaries. All infrastructure upgrades and installations also benefit the neighbouring residential areas that consist of both formal and informal settlements. Social development projects that are undertaken are solely funded by donations from the members of the BCID and benefit only previously disadvantaged members of those neighbouring communities. The Happy Feet Crèche is a separate entity with its own constitution, bank account and management body and administration processes.

All proposed projects are done in line with and in consultation with the Sub-Council management, Ward Forum, the City of Cape Town's Integrated Development Plan.

## 1.2 Management

The present Directors of the Association and their respective portfolios are:

Name	Position	Portfolio	Representing Company
Mr. G. Kappers	Chairman	CID Management	Columbia DBL
Mr. A.J. Smuts	Director	Capital Projects	Rocla
Mr. P. Van Noort	Director	Blackheath Industrial and Commercial Association (BICA)	Retired – Allens Meshco
Mr. R. Allie	Director	Social Responsibility Cleansing, Environment	Peninsula Beverages
Mr. D. Louw	Director	Marketing	Cape Concrete
Mr. G. Noonan	Director	Finances, Office backup	MacAdams Baking Systems

### **1.3 Vision**

To transform Blackheath Industria into a sought after and preferred, attractive and secure Industrial and Commercial Node and thereby enhance property values.

### **1.4 Mission**

To provide enhanced management and top-up municipal services, including security, cleansing and marketing campaigns and assist the City of Cape Town with rehabilitation and infrastructure development programs for the Blackheath Industrial Area.

### **1.5 Goals**

By acting in the best interests of all persons entering the Blackheath Industrial Area and those associated to it, the CID will operate only in the public areas within the CID boundaries to benefit all members of the community without prejudice by:

- Creating a safe and clean environment in partnership with the City of Cape Town and the local law enforcement agencies and contract Security companies.
- Marketing the area so as to attract further development of available tracts of vacant industrial land, whilst promoting developed properties and the general area.
- Promoting and continuing to pursue greening projects within the area.
- Enhancing the provision of services by the local Authorities, including the rehabilitation and installation of infrastructure.
- Promoting and prioritising pedestrian safety within the area to ensure the safe passage of staff to their workplace and also other pedestrians using routes to public transport within the area.
- Ensuring a holistic, democratic and dynamic approach to dealing with issues relative to the area, to the benefit of all concerned.

Blackheath City Improvement District 5 YEAR IMPLEMENTATION PLAN				
Goal – CID MANAGEMENT				
Responsibility – CID Board		CID Manager - Brendan van der Merwe		
Actions and tasks	Frequency or Start / finish	Responsibility	Performance Indicators	Comments
Successful daily running of the BCID	Daily / 01 July 2011 until 30 June 2016	CID Manager / CID Board	Monthly feedback to CID Board at Directors Meeting	Ongoing
Ward Forum Committee	Monthly / 01 July 2011 until 30 June 2016	CID Manager	Monthly Ward Forum Meetings	Applications to the Ward Allocation Budget – Annually
Monthly Reports to the CID Directors	Monthly / 01 July 2011 until 30 June 2016	CID Manager	Monthly Board Meetings	Report back on all CID related business to be measured and signed off
Ongoing reports to the C3 notification process	Daily or as required / 01 July 2011 until 30 June 2016	CID Manager / Cleansing Supervisor	Reports to C3 notification process and reference numbers recorded in register	Daily reports
Integrated Development Plan	April Annually / 01 July 2011 until 30 June 2016	CID Manager	Annual submissions to Sub-Council Manager	Annually
Capital Budgets	November Annually / 01 July 2011 until 30 June 2016	CID Manager	Annual submissions to Sub-Council Manager	Annually
Annual Audit and feedback to Members – Annual General Meeting	July – August Annually / 01 July 2011 until 30 June 2016	CID Manager	Audited financial statements distributed to members, at office for inspection/website	Annually
Relationships with Sub-Council Management	Daily and as required / 01 July 2011 until 30 June 2016	CID Manager	Working relationships with all Council Departments	Ongoing
Monthly Accounting and reporting to Council	Monthly / 01 July 2011 until 30 June 2016	CID Manager	To ensure monthly accounts are kept up to date and avoid overspending	Ongoing monthly
BCID Membership List and daily visits to members	Daily / 01 July 2011 until 30 June 2016	CID Manager / CID Assistant	Manage members list and track property sales and visit all members twice per year	CID to employ a suitable candidate to manage this profile.
BCID Arrears List	Monthly / 01 July 2011 until 30 June 2016	CID Manager	Observe and report concern over outstanding amounts	Ongoing monthly
Mediate issues between landowners	Daily as required / 01 July 2011 until 30 June 2016	CID Manager & Council Managers and Law Enforcement	Provide an informed opinion on unresolved issues and assist where possible	As required

<b>Goal – CID CLEANSING SERVICES</b>				
<b>Responsibility – CID Board</b>		<b>CID Manager - Brendan van der Merwe</b>		
<b>Actions and tasks</b>	<b>Frequency or Start / finish</b>	<b>Responsibility</b>	<b>Performance Indicators</b>	<b>Comments</b>
Successful daily running of the Cleansing Profile	Daily / 01 July 2011 until 30 June 2016	CID Manager / Responsible Director	Monthly feedback to CID Board at Directors Meeting	Daily
Cleansing each of the 21 Streets within the CID Boundary at least once within every two month period	Daily as per roster and Projects register / 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	The CID Boundaries are set, but the number of streets grew from 15 to 21 in just two years. Additional resources required as growth continues.
Identifying Health and safety issues within the area and reporting to Council with C3 notification reference no's	Daily patrols with weekly reports / 01 July 2011 until 30 June 2016	Team Supervisor and Security Patrols – Daily weekly and monthly summary	Daily with Weekly reports to CID Manager	Daily
Identifying infrastructure issues	Daily reports to C3 / 01 July 2011 until 30 June 2016	Team Supervisor	Weekly reports to CID Manager	Daily
Verge Maintenance	Daily as per roster and projects register / 01 July 2011 until 30 June 2016	Team Supervisor	Weekly and monthly schedule and weekly reports to CID Manager	Daily
Illegal Dumping	Daily as required / 01 July 2011 until 30 June 2016	Team Supervisor	Immediate action and reports to solid waste department and weekly reports to CID Manager	Daily, as incidents occur
Messy tenants	Daily as required / 01 July 2011 until 30 June 2016	Team Supervisor	Immediately address offender and report to Council, then weekly report to CID Manager	Daily, as incidents occur
Watering and general maintenance of trees	Weekly / 01 July 2011 until 30 June 2016	Team Supervisor	Fridays	As per roster
Emptying of litter bins	As per roster / 01 July 2011 until 30 June 2016	Team Supervisor	In conjunction with the roster / As required	As required
Bush Clearing initiatives	As required monthly / 01 July 2011 until 30 June 2016	CID Manager	As required on an ongoing basis	Ongoing

<b>Goal – CID SECURITY / LAW ENFORCEMENT INITIATIVES</b>				
<b>Responsibility – CID Board</b>		<b>CID Manager - Brendan van der Merwe</b>		
<b>Actions and tasks</b>	<b>Frequency or Start / finish</b>	<b>Responsibility</b>	<b>Performance Indicators</b>	<b>Comments</b>
On-site inspection of Security Patrol officers	Daily / 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Daily visits by patrol officers to BCID office
Weekly Security Reports from Contract Security Company	Weekly / 01 July 2011 until 30 June 2016	Security Contractor	Monthly feedback to CID Board at Directors Meeting	Weekly written reports and daily incident reports to CID Manager
Monthly Security Reports from Security Contractor	Monthly / 01 July 2011 until 30 June 2016	Security Contractor	Weekly reports to CID Manager	Due in the first week of every month detailing incidents from the previous month and health & safety issues
Sector 3 Sector Policing Meeting and Crime Prevention Forum (CPF)	Monthly on the second Tuesday of month / 01 July 2011 until 30 June 2016	CID Manager - Chairman	Second Tuesday of every month at Mfuleni Police Station	Ongoing
High Profile Policing and VCP's provided by a consortium between all law enforcement services	Weekly and as per schedule / 01 July 2011 until 30 June 2016	CID Manager	Report back at CPF Meeting for minutes / website	Ongoing
Weekly / Monthly organised visits to second hand and scrap dealers & Licensing	Weekly and monthly / 01 July 2011 until 30 June 2016	SAPS responsible person	Report back at CPF Meeting for minutes / website	Ongoing
Liaise with relevant role players of the local SAPS and identify shortcomings	Weekly / 01 July 2011 until 30 June 2016	CID Manager	Ongoing as is required and report back at CPF Meeting for minutes	Ongoing
Determine Crime pattern analysis and Crime threat analysis and modus operandi	As required / monthly measurement / 01 July 2011 until 30 June 2016	SAPS Crime Intelligence Officer	Measured at monthly CPF meeting	Ongoing
Traffic department and enforcement objectives	Monthly / 01 July 2011 until 30 June 2016	Traffic Department Manager	Ongoing as is required and report back at CPF Meeting for minutes	Ongoing

<b>Goal – CID MARKETING AND ADVERTISING / PROMOTIONS</b>				
<b>Responsibility – CID Board</b>		<b>CID Manager - Brendan van der Merwe</b>		
<b>Actions and tasks</b>	<b>Frequency or Start / finish</b>	<b>Responsibility</b>	<b>Performance Indicators</b>	<b>Comments</b>
Regular and monthly newsletters / Newsflashes	Monthly / 01 July 2011 until 30 June 2016	CID Manager / Responsible Director	Monthly feedback to CID Board at Directors Meeting	Ongoing
Regular Press releases in local Newspapers covering: <ul style="list-style-type: none"> <li>• Local Development</li> <li>• Promoting local Projects</li> <li>• Tree Planting initiatives</li> <li>• Social Issues</li> </ul>	Quarterly / 01 July 2011 until 30 June 2016	CID Manager / Area estate agents	Monthly feedback to CID Board at Directors Meeting	Ongoing
Website and neighbourhood watch website	Updates weekly / 01 July 2011 until 30 June 2016	CID Manager / Security Contractor	Monthly feedback to CID Board at Directors Meeting	Ongoing
Regular Member visits and meetings	Daily / 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Ongoing
The BCID Business Directory and link to website	Monthly updates / 01 July 2011 until 30 June 2016	CID Manager	Update once per annum	Ongoing
Independent broker provides updates & anomalies	Monthly / 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Ongoing
Promoting business prospects for the area	Daily with BCID partners / 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Ongoing
Special Meetings and events	Daily / Weekly / 01 July 2011 until 30 June 2016	CID Manager	Perhaps wine tastings and / or market days	Annually
CID Signage	Maintenance only / 01 July 2011 until 30 June 2016	CID Manager / Broll Property Group	Signage at the entrances to Blackheath and at 4-Way Stop advertising CID and Sec	Ongoing maintenance
Valuation and Membership List updates to specialist	Monthly 01 July 2011 until 30 June 2016	CID Manager	Annual Reports to members and CID Board	Contract to specialist to address anomalies.
Social Responsibility including Happy Valley ECD and the Happy Feet Crèche	Daily and as required / 01 July 2011 until 30 June 2016	CID Manager to identify partnerships and relationships with Community Leaders	Monthly report back to CID Board	CID Manager to partner with politicians and community leaders and ensure issues are addressed and so avoid protest marches and actions

<b>Goal – CID GENERAL SERVICES AND PROJECTS</b>				
<b>Responsibility – CID Board</b>		<b>CID Manager - Brendan van der Merwe</b>		
<b>Actions and tasks</b>	<b>Frequency or Start / finish</b>	<b>Responsibility</b>	<b>Performance Indicators</b>	<b>Comments</b>
Storm water and sidewalks / Pedestrian safety initiatives	Monthly and for annual budgets / 01 July 2011 - 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Ongoing
Greening campaigns	Arbor day / as per roster 01 July 2011 until 30 June 2016	CID Manager	Monthly feedback to CID Board at Directors Meeting	Ongoing
Arbor Day Events	Annually 01 July 2011 until 30 June 2016	CID Manager	Once per annum in partnership with City Parks	Ongoing
Greening competitions	01 July 2011 until 30 June 2016	CID Manager	Monthly from Arbor Day during the Summer months	Ongoing
Identify and report infrastructure supplementing existing Council Services: <ul style="list-style-type: none"> <li>• Street lighting</li> <li>• Dumping</li> <li>• Refuse Removal</li> <li>• Waterworks</li> <li>• Sewerage</li> <li>• Roads and Storm water</li> <li>• Traffic signals and line painting</li> <li>• Pedestrian safety</li> <li>• Road repairs</li> </ul>	Daily / weekly and monthly reports to the C3 notification process and daily recording of references in the register / 01 July 2011 until 30 June 2016	CID Manager	Immediate action and registration with C3 reporting system, reference numbers stored on file	Ongoing
Submissions to Ward Allocation, IDP and Capital Budgets	Annually / 01 July 2011 until 30 June 2016	CID Manager	Annually	Ongoing
An up to date priority list of Must have, nice to have and great to have needs.	Ongoing but finalised annually / 01 July 2011 until 30 June 2016	CID Manager	Annually	Ongoing

# BLACKHEATH CITY IMPROVEMENT DISTRICT

## 5 YEAR BUDGET AS PER BUSINESS PLAN

	2011/12	2012/13	2013/14	2014/15	2015/16
EXPENDITURE	R	R	R	R	R
1. Employee Related	465 400	488 670	513 104	538 759	565 697
Salaries	435 600	457 380	480 249	504 261	529 474
Bonus Provision	29 800	31 290	32 855	34 498	36 223
2. Core Business	515 993	541 793	568 835	597 277	627 141
Cleansing Services	313 850	329 543	346 540	363 867	382 060
Environmental Upgrading (Greening, landscaping, recycling, etc.)	10 308	10 823	10 797	11 337	11 904
Security Services	191 835	201 427	211 498	222 073	233 177
Social Upliftment					
3. Depreciation	5 931	6 228	6 539	6 866	7 209
4. Repairs and Maintenance	1 000	1 050	1 103	1 158	1 216
5. Services Accounts ex CCT					
6. Interest Paid					
7. General Expenditure	204 677	214 912	225 659	236 945	248 794
Accommodation (Rent)	1 500	1 575	1 654	1 737	1 824
Advertising	7 888	8 283	8 697	9 132	9 589
Auditor's remuneration	6 528	6 854	7 197	7 557	7 935
Bank charges	2 885	3 029	3 180	3 339	3 506
Computer expenses	1 554	1 632	1 714	1 800	1 890
Contingencies					
Donations					
Entertainment	6 640	6 972	7 320	7 686	8 070
Insurance	4 697	4 932	5 179	5 438	5 710
Marketing and promotions	4 519	4 745	4 982	5 231	5 493
Meeting expenses	3 640	3 822	4 013	4 214	4 425
Postage	450	473	497	522	548
Printing and stationery	7 441	7 813	8 204	8 615	9 046
Projects	21 439	22 511	23 637	24 819	26 060
Sundry expenses	6 703	7 038	7 390	7 760	8 148
Telephone and fax	29 673	31 157	32 715	34 351	36 069
Travel	99 120	104 076	109 280	114 744	120 481
8. Capital Expenditure	3 000	3 150	3 308	3 474	3 648
Office Furniture	1 500	1 575	1 654	1 737	1 824
Office Equipment	1 500	1 575	1 654	1 737	1 824
Computer Equipment					
Specify Other					
9. Bad Debt Provision 3%	36 990	38 839	40 780	42 819	44 960
<b>TOTAL EXPENDITURE</b>	<b>1 232 991</b>	<b>1 294 642</b>	<b>1 359 328</b>	<b>1 427 298</b>	<b>1 498 665</b>
	100.00%	100.00%	100.00%	100.00%	100.00%
<b>INCOME</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>
1. Revenue - SRA Levy	-1 232 991	-1 294 642	-1 359 328	-1 427 298	-1 498 665
<b>TOTAL INCOME</b>	<b>-1 232 991</b>	<b>-1 294 642</b>	<b>-1 359 328</b>	<b>-1 427 298</b>	<b>-1 498 665</b>
(SURPLUS) / SHORTFALL					
<b>BUDGET GROWTH</b>	<b>5.50%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>

0866105263  
ATT: BREWSTER V.O. MEUWE

**ADVERTISEMENT / NOTICE  
APPLICATION FOR THE EXTENSION  
OF TERM**

**BLACKHEATH CITY IMPROVEMENT  
DISTRICT**

Notice is hereby given that:

1. The Board of Directors for the Blackheath City Improvement District have applied to extend the term of the Blackheath City Improvement District in terms of Section 11(4) of the City of Cape Town By-Law for the Establishment of City Improvement Districts, in the area bounded by Range, Wimbledon, Buzsokop and Station Roads and Sarewood Close.
2. The City Improvement District application, together with other particulars of the application is available for scrutiny at the CID office at MacAdams Business Park, Blackheath and at the City of Cape Town office, 7th Floor, Civic Centre, 12 Herzog Boulevard, Cape Town (Enquiries: 8 Kostouw, tel: 400 516).
3. Any objections to the extension of City Improvement District term and/or the provisions of the City Improvement District application must be submitted in writing and addressed to the City Manager, Private Bag 9181, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Herzog Boulevard, Cape Town.
4. Objections must be received by the City Manager by no later than 7 March 2007.

(5488272)

**INDEPENDENT NEWSPAPERS CAPE**

122 St Georges Mall,  
Newspaper House,  
CAPE TOWN, 8001

Classifieds Telephone (021) 488 4888  
Facsimile (021) 424 9891/2/3/4

Customer: BLACKHEATH CITY IMPROVEMENT DISTRICT	Account:
Phone: 0219050929	Salesperson: SHAHIEDAI
Start Date: 15/02/2008	End date: 15/02/2008    Inserts: 1
Ad No.: 5488272	Size: 59.0 x 1    Pub: CT
Ad Type: LINER	Classification: 705
Total Price: 756.68 (incl)	

Please Authorise this advertisement and return by:  
Signature of Approval: *[Signature]* Date: 2008.02.14

**BANKING DETAILS:**  
For ACCOUNT payments:  
Standard Bank Johannesburg  
Account Number: 000 078 077  
Branch Code: 000 205

For CASH AD payments:  
Standard Bank Johannesburg  
Account Number: 000 112 151  
Branch Code: 000 205

Salesperson: ..... Phone: .....

**NB: FAILURE TO MAKE CORRECTIONS TIMEOUSLY  
MAY RESULT IN COMPENSATION FOR ERRORS BEING REFUSED.**

TANIA 15/2  
ROWEL 2261

→ Brendan v. d. Merwe 4-

10x2 = 200m x R65.38 = R1307.58.

**ADVERTENSIE/KENNISGEWING**  
**AANSOEK OM VERLENGING VAN TERMYN**  
**BLACKHEATH STADSVERBETERINGSDISTRIK**

Kennis geskied hiermee dat:

1. Die Direkteure van die Blackheath Stadsverbeteringsdistrik, aansoek gedoen het om verlenging van die termyn van die Blackheath stadsverbeteringsdistrik ingevolge artikel 11(4) van die Stad Kaapstad se Verordening op die Stigting van Stadsverbeteringsdistrikte, in die gebied begrens deur Range, Wimbledon, Bultskop en Stationstraat en Barewoodslot.
2. Die stadsverbeteringsdistrik-aansoek, tesame met ander besonderhede van die aansoek, is ter insae by die SVD-kantoor, MacAdams Besigheidspark, Blackheath en by die kantoor van die Stad Kaapstad, 7de Verdieping, Burgersentrum, Hertzog Boulevard 12, Kaapstad (navrae: R. Rossouw, Tel. 021 400 5148).
3. Enige besware teen die verlenging van 'n stadsverbeteringsdistrik termyn en/of bepalinge van die stadsverbeteringsdistrik-aansoek moet skriftelik gerig word aan die Stadsbestuurder, Privaat Sak X9181, Kaapstad 8000 of per hand afgelower word by die Stadsbestuurder, 5de Verdieping, Podiumblok, Burgersentrum, Hertzog Boulevard 12, Kaapstad.
4. Besware moet die Stadsbestuurder teen nie later nie as 7 Maart 2007 bereik.

**From:** John de Smidt [mailto:john@mbefoods.co.za] . . .  
**Sent:** 09 November 2010 12:18 PM  
**To:** Carin Viljoen . . . . .  
**Cc:** Mayor  
**Subject:** BCID ? (Stuur aan Stadsbestuurder)

In sake: Die totstandkoming van CID (City Improvement Districts) oor die algemeen en die Blackheath City Improvement District (BCID) spesifiek.

Die besluit of jy as belastingbetaler aan sodanige instansie wil behoort berus nie by jou nie. Aldus die stadsraad word slegs 51% van die grondeienaars van 'n industriële gebied waarin jy jou bevind benodig om die instelling van 'n heffing te wettig!

Die funksie van die BCID is om 'n hoogsbetaalde amptenaar in plek te kry wat dan namens die grondeienaars van die betrokke gebied vir die toedeling van fondse by die raad sal "baklei". Die hoogsbetaalde amptenaar (Bestuurder) stel dan gegewe die fondse wat aan hom toegeken word ook mense aan wat 'n "top-up" diens aan die grondeienaars moet verskaf. (Sypaadstjies en langs paaie skoon maak) Dit is 'n diens wat deur die raad verskaf moet word, want dit is mos waarvoor grondeienaarsbelasting en heffings betaal word. Dit is dus duidelik dat daar twee keer vir dieselfde diens aan twee instansie betaal word. Die BCID heffing word outomaties addisioneel tot jou munisipalerekeing gehef en dan aan die bestuurder oorgedra om te spandeer na sy goeddenke. (aanstelling van sekerheid patrollies) wat duisende rand per maand beloop is aan die orde van die dag. My grootste probleem is egter die manier waarop die BCID totstand gekom het. Uit die brondokumente vir die stigting van die BCID (soos verskaf deur die raad – Mnr Runan Rossouw) is dit duidelik dat:

1. Die sonering van die area verkeerd is. Die oorspronklike dokumente waarop die 'grondeienaars' geteken het, het Saxenburg ingesluit
2. Slegs in 3 gevalle: "power of attorney" dokumente aangeheg is wat bewys dat grondeienaars nie betrokke was by die besluit nie.
3. Persone wat huur geteken het as grondeienaar.

n 98% van gevalle die persoon wat die dokument geteken het, nie noodwendig die grondeienaar is nie.

5. Dat waardasies van eiendom van die persone wat geteken het kunsmatig opgeblaas is om by die 51% eindomswaardes mandaat uit te kom.
6. Tot vier afskrifte van dieselfde goedkeuring in die brondokument voorkom. Feitlik in alle gevalle is daar meer as een afskrif van dieselfde dokument.

Al hierdie anamolie is destyds aan Runan Rossouw uit gewys wat net sy skouers opgetrek het. ' Ek belowe jou dat ons volgende jaar (2007) sal teruggaan na die grondeienaars om 'n nuwe mandaat te kry' Nodeloos om te se dat niks gebeur het nie

Met navrae by die Bestuurder, Mnr van der Merwe is daar vir my meegedeel dat die mandaat wel bekom is tydens 'n algemene jaar vergadering wat bygewoon was deur die self aangestelde bestuur van BCID ,werknemers van Coke, sekerheidsmense en 'n paar grondeienaars. Baie van die Bestuur van dieBCID is inderwaarheid nie eers grondeienaars nie.

My versoek is dat die raad onmiddelik die addisionele heffings tot die belasting staak tot tyd en wyl daar terug gegaan kan word na ALLE grondeienaars in Blackheath wat Saxenburg insluit om te bepaal of die Raad wel die mandaat het om 'n CID te bedryf

Die Uwe

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12&14 Rand weg, Blackheath

**SCHEDULE OF OBJECTIONS RECEIVED REGARDING APPLICATION TO RENEW THE TERM OF  
THE BLACKHEATH CITY IMPROVEMENT DISTRICT**

<b>From:</b>	<b>Comments (Translated from the attached Afrikaans email (ref Annexure C))</b>	<b>Responses:</b>
<p>1. John de Smidt</p>	<p>1.1 No option to decide to belong to the Blackheath CID.</p> <p>1.2 Majority consent of property owners required to establish a CID.</p> <p>2.1 The CID manager is paid too much.</p> <p>2.2 The CID manager is responsible to ensure that Council allocates funds to the Blackheath CID.</p>	<p>1.1 If majority support establishment then all properties within the boundaries are included in the SRA (Refer to Section 22 of the MPRA) All property owners must apply (if they want) to the Section 21 Board to become a member. This would allow them to participate and vote at the AGMs. The BCID frequently invite property owners to join but the decision rests with the property owner.</p> <p>1.2 The SRA By-Law (previously the CID By-Law) required that the majority of property owners must support the Business Plan before applying to Council to declare a SRA. Once the application (Business Plan) is received the application is advertised to obtain objections/ comments. The application and objections / comments then serve before full Council to declare or not declare a SRA. There after a governing body is established to implement the approved Business Plan.</p> <p>2.1 The Board of the Section 21 Company appoints a Manager to implement the approved Business Plan. The salary of the manager is disclosed in the budget approved in the Business Plan.</p> <p>2.2 The levies collected from property owners by Council are to provide the additional</p>

	<p>2.3 The CID manager appoints service providers.</p> <p>2.4 The SRA levy is a double tax as the services had to be done by Council.</p> <p>3. The SRA levies are paid to the Blackheath CID and the manager can spend at his own discretion.</p> <p>4. <u>Original application to establish a SRA in Blackheath (1 July 2005)</u></p> <p>4.1 The application included Saxenburg Park.</p> <p>4.2 Only three consent forms had power of attorneys attached.</p> <p>4.3 Tenants completed consent forms on behalf of property owners.</p> <p>4.4 98% of consent forms were completed by non-property owners.</p>	<p>municipal services as per the approved Business Plan. No Municipal funds are paid to any SRA.</p> <p>2.3 The Blackheath CID elected Section 21 Company Board appoint service providers to implement the additional municipal services as stated in the approved Business Plan. A tendering/quotation process is followed.</p> <p>2.4 The SRA do not perform the basic municipal functions. They identified additional municipal services required in the area to ensure a well managed area to conduct business within.</p> <p>3. Refer to 2.3 SRA levies can only be spent in accordance with the approved Business Plan. The Blackheath CID as to submit audited AFS at the AGM for approval by the members.</p> <p>4.1 The original approval of Blackheath CID was for an area that included Saxenburg Park. As Saxenburg Park (Home owners Association) informed the Steering committee that they do not want to participate they were excluded in terms of a limited area application as per the By-Law and approved by Council.</p> <p>4.2 The process (2005) did not require a power of attorney to be attached to a consent form.</p> <p>4.3 If a tenant signed on behalf of the property owner they would still be liable for the payment of the CID levy.</p> <p>4.4 refer to 4.3</p>
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	<p>4.5 The valuations of those properties that supported the establishment were inflated to obtain required valuation support.</p> <p>4.6 Almost all consent forms were duplicated (up to four copies on file).</p> <p>5. First renewal of Blackheath CID was approved without following the process as per the By-Law (public participation).</p> <p>6. Request that the Blackheath CID must be re-established and include Saxenburg Park.</p>	<p>4.5 No property valuations were inflated as the property data base used were as per the Council billing system. This included property owner's details.</p> <p>4.6 This may be as a result of property owners that faxed in the consent more than once. However each consent form is matched to a property for a vote. Despite duplications each property had only one vote.</p> <p>5. In 2008 application was made by the Blackheath CID to renew its Business Plan for the next three years. The required process of advertising (calling for objections/ comments) and notifying all property owners within the BCID area was followed. The application was also presented at the AGM of BCID and approved.</p> <p>6. The BCID just completed the legal process of applying for second term extension (this application). This includes the process as described in point five above. This application and the Implementation Plan and Budget since inception have been approved by the BCID (with 204 signed up Section 21 members from a possible 467 members) at the AGM on 17 November 2010. Mr. De Smidt only attended one AGM and is the only property owner that objected to the renewal application</p>
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